

DOCUMENT NO. 5139

ADOPTED

FEBRUARY 16, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 60 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	7		1		
Back Bay					
Beacon Hill	1				
Charlestown	2				
Chinatown					
City Proper	1				
Dorchester	3	3	1		1
East Boston	4	3			1
Fenway					
Government Center					
Hyde Park	1		1		
Jamaica Plain	4				1
Kenmore					
Mattapan	3	1			
North End					
Roslindale	4	2			
Roxbury	3				3
South Boston	2	1			
South Cove					
South End		2			
West Roxbury	1				

Allston-Brighton

Denial without Prejudice	Z-12404.	25 Goodenough Street, parking of cars and tow trucks.
Approval	Z-12406.	45 Electric Avenue, photographic studio.
Approval	Z-12256.	1230 Soldiers Field Road, warehouse to manufacturing.
Approval	Z-12407.	16 Raymond Street, two to three family dwelling.
Approval	Z-12434.	2 Gem Avenue, addition.
Approval	Z-12445.	6 Keenan Road, addition.
Approval	Z-12435.	392-396 Cambridge Street, retail-office structure.
Approval	Z-12475.	51 Saunders Street, enclose porch.

Beacon Hill

Approval	Z-12472.	31 South Russell Street, two to four family dwelling.
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Charlestown

Approval	Z-12453.	48 Harvard Street, extend dormer.
Denial w/o Prejudice	Z-12396.	428 Medford Street, addition.

City Proper

Approval	Z-12414.	365 Washington Street, take-out restaurant.
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Dorchester

Denial	Z-12394.	19 Whitman Street, two to three family dwelling.
Approval	Z-12411.	• 102 Tonawanda Street, one to two family dwelling.
Deferral	Z-12433.	14 Ellington Street, repair shop garage.
Denial	Z-12446.	69 Harvest Street, storage of sheet metal.
Denial w/o Prejudice	Z-12469.	36-38 Port Norfolk Street, two family dwelling.
Approval	Z-12507.	77-83 Hancock Street, take out restaurant.

Denial Z-12193. 7 Abbot Street, nine to twelve apartments.
Approval Z-12456. 33 Glide Street, addition.

East Boston

Approval Z-12026- 109-111 Everett Street, subdivide, convert to three and
Denial 12027 eleven apartments.
Approval Z-12350. 313-315 Bennington Street, office building.
Deferral Z-12399. 1B Curtis Street, restaurant, offices, addition.
Approval Z-12413. 41-49 Vallar Road, day care center.
Denial Z-12420. 170 Border Street, industrial cleaning, auto repair, outdoor
parking, storage of 100 cars.
Denial Z-12440. 212 Maverick Street, janitor's apartment.
Approval Z-12459. 751 Bennington Street, enlarge dormer.
Approval Z-12494- 87-89 Cottage Street, legalize three family dwellings.
12495.

Hyde Park

Approval Z-12454. 24 Tampa Street, two car garage.
Denial Z-12409. 9 Glenwood Avenue, three car garage.
w/o
Prejudice

Jamaica Plain

Approval Z-12395. 38 Louder's Lane, addition.
Deferral Z-12458. 7-9A Dalrymple Street, three family row dwelling.
Approval Z-12461. 262-264 Hyde Park Avenue, restaurant, barber shop.
Approval Z-12455. 420 Pond Street, guard booth.
Approval Z-12546. 7 Harris Avenue, convert to apartment and offices.

Mattapan

Denial Z-12397. 1379-1385 Blue Hill Avenue, repair garage, car rental agency,
sale of used cars.
Approval Z-12436. 64 Weybosset Street, addition.

South End

Denial Z-12443. 702 Massachusetts Avenue, eight to nine apartments.

Denial Z-12463. 125 Pembroke Street, two car garage.

West Roxbury

Approval Z-12470. 5 Cypress Terrace, addition.

BOARD OF APPEAL REFERRALS

FEBRUARY 16, 1989

	<u>Hearing</u>	
1. Z-12026-12027	2/21/89	Aspire Enterprises, Inc. Michael O'Donnell, President 109-111 Everett Street, East Boston
2. Z-12080	2/21/89	Frank Thomas 2 Waumbeck Street, Roxbury
3. Z-12193	2/21/89	Robert Raimondi 7 Abbot Street, Dorchester
4. Z-12256	2/21/89	1230 Soldiers Field Road Realty 1230 Soldiers Field Road, Allston
5. Z-12350	2/21/89	Stefin Busse 313-315 Bennington Street, East Boston
6. Z-12353-12355	2/21/89	T.B.F. Realty Michael Daly 293-301 West Third Street, South Boston
7. Z-12394	2/28/89	Andrew Kaye 19 Whitman Street, Dorchester
8. Z-12395	2/28/89	Joseph Abromovitz 38 Louder's Lane, Jamaica Plain
9. Z-12396	2/28/89	John White 428 Medford Street, Charlestown
10. Z-12397	2/28/89	Fraternity's Corporation 1379-1385 Blue Hill Avenue, Mattapan
11. Z-12399	2/28/89	Salvatore Torrette 1B Curtis Street, East Boston
12. Z-12401	2/28/89	Peter Teixeira 517 Dudley Street, Roxbury
13. Z-12402-12403	2/28/89	Donald M. Grant 239A-B Beech Street, Roslindale
14. Z-12404	2/28/89	Pompeo Leone 25 Goodenough Street, Brighton
*15. Z-12405	2/28/89	Arnold L. Mende 498-506 Commercial Street, Boston
16. Z-12406	2/28/89	Fay Photo Service 45 Electric Avenue, Brighton

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 16, 1989

	<u>Hearing</u>	
17. Z-12407	2/28/89	Steven P. Hynds 16 Raymond Street, Allston
18. Z-12409	2/28/89	Richard A. Conti 9 Glenwood Avenue, Hyde Park
19. Z-12411	2/28/89	Timothy P. O'Callaghan 102 Tonawanda Street, Dorchester
20. Z-12413	2/28/89	East Boston Social Centers, Inc. 41-49 Vallar Road, East Boston
21. Z-12414	2/28/89	Alpine Restaurants 365 Washington Street, Boston
22. Z-12417	2/28/89	Howard E. Goldberg 584 Columbus Avenue, Roxbury
23. Z-12420	3/7/89	Clean Industries, Inc. 170 Border Street, East Boston
24. Z-12433	2/16/89	Jean Woolcock 14 Ellington Street, Dorchester
25. Z-12434	2/16/89	Reinhard Goethert 2 Gem Avenue, Brighton
26. Z-12435	2/28/89	Washington Development Trust for Boston Public Facilities Department 392-396 Cambridge Street, Allston
27. Z-12436	2/16/89	Courtney Matthews 64 Weybosset Street, Mattapan
28. Z-12437	2/28/89	3050 Washington Street Realty Ltd. Partnership 3050-3058 Washington Street, Roxbury
29. Z-12440	2/16/89	Bejamin Gold 212 Maverick Street, East Boston
30. Z-12441-12442	2/16/89	Richard Guerini 47-49 Edgewater Drive, Mattapan
31. Z-12443	2/16/89	Paul Linder 702 Massachusetts Avenue, Boston
32. Z-12444	2/16/89	John T. Fasanello 19 Basto Terrace, Roslindale
33. Z-12445	2/16/89	Leo F. Buckley 6 Keenan Road, Brighton

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 16, 1989

	<u>Hearing</u>	
34. Z-12446	2/16/89	James Mullin 69 Harvest Street, Dorchester
35. Z-12449	2/16/89	Michael Antonaros 2-4 Doncaster Street, Roslindale
36. Z-12450	2/16/89	Thomas J. Gill 23 Goodway Road, Roslindale
37. Z-12453	2/16/89	Don Dennis 48 Harvard Street, Charlestown
38. Z-12454	2/16/89	Anthony Eadie 24 Tampa Street, Hyde Park
39. Z-12455	2/16/89	Showa Women's Institute 420 Pond Street, Jamaica Plain
40. Z-12456	2/16/89	James P. Barry 33 Glide Street, Dorchester
41. Z-12457	2/16/89	Roxbury Council Knights of Columbus Building Association 1455-1461 Tremont Street, Roxbury
42. Z-12458	2/16/89	OPC Consultants, Inc. 7-9A Dalrymple Street, Jamaica Plain
43. Z-12459	2/16/89	Jeannette Meyer 751 Bennington Street, East Boston
44. Z-12461	2/16/89	William & Mary Cuddy 262-264 Hyde Park Avenue, Jamaica Plain
45. Z-12462	2/16/89	James E. Wall 32 Robken Road, Roslindale
46. Z-12463	2/21/89	John Mills 125 Pembroke Street, Boston
47. Z-12464	2/21/89	Michael C. Kelley 102A-102 West Third Street, South Boston
48. Z-12467-12468	2/21/89	Francis A. Fasoli 77-79 & 87-89 Clifton Street, Roxbury
49. Z-12469	2/21/89	Ron MacGillivray & Jim Rourke 36 & 38 Port Norfolk Street, Dorchester
50. Z-12470	2/21/89	Robert G. & Kathy White 5 Cypress Terrace, West Roxbury

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

FEBRUARY 16, 1989

	<u>Hearing</u>	
51. Z-12471	2/21/89	Irene Stempkowski 631 Dorchester Avenue, South Boston
52. Z-12472	2/21/89	Denise Barry 31 South Russell Street, Boston
53. Z-12473	2/21/89	John J. & James V. Schiavone 67 Walworth Street, Roslindale
54. Z-12475	2/28/89	Aris Metallides 51 Saunders Street, Allston
55. Z-12494-12495	2/28/89	Robert C. Capone 87-89 Cottage Street, East Boston
56. Z-12497-12498	2/16/89	Smitty D. Bein Aime 683-685 Morton Street, Mattapan
57. Z-12507	2/21/89	Gerald M. Dailey 77-83 Hancock Street, Dorchester
58. Z-12546	2/21/89	Stavros B. Frantzis 7 Harris Avenue, Jamaica Plain
59. Z-12554	2/28/89	Anthony Luisi 10-12 Fleet Street, Boston
*60. Z-12423	3/7/89	Harry Angelo 430 Poplar Street, Roslindale

*NOT INCLUDED IN ORIGINAL SUBMISSION

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89 Z-12026-12027
Aspire Enterprises, Inc.
Michael O'Donnell, President
109-111 Everett Street
East Boston

Site: Two- and three-story structures

District(s): Apartment (H-1-40)

Purpose: Subdivide; combine lots; change occupancy from accessory storage to eleven apartments; change occupancy from two apartments and beauty shop to three apartments.

Violation(s): Insufficient lot area, frontage, open space, and rear yard.
Excessive floor area ratio.
Parking design.
Interim Planning Overlay District.

VOTED: In reference to petitions Z-12026-12027, Aspire Enterprises, Inc., Michael O'Donnell, President, 109-111 Everett Street, East Boston, for ten variances to subdivide, combine lots, change occupancy from accessory storage to eleven apartments, and change occupancy from two apartments and beauty shop to three apartments in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval of the subdivision of 109 from 111 Everett Street and the change of occupancy at 111 Everett Street from two apartments and beauty shop to three apartments. This is an existing condition and is supported by abutters and the PZAC. This does not present any threat to the surrounding neighborhood and is consistent with existing land use patterns; denial of the change of occupancy at 109 Everett Street from storage to eleven residential apartments. Appellant has not addressed the serious issues of density, parking, and legal right of way onto the site. Several abutters' meetings and two PZAC meetings have resulted in much opposition to the proposal based on the unresolved density and parking issues. Proposal is inconsistent with the general goals and objectives of the IPOD as well as those of the Jeffries Point Subdistrict. The proposal unnecessarily increases the density, creates several substandard units, and does not address the serious parking issues. There are questions of nuisance to the immediate abutters on Sumner street as well as a question of fire safety available to the site. The PZAC voted to deny this portion of the application.



LOGAN

INTE

TAXI STRIP

HANGER

AIRPORT ROAD

SERVICE

STREET

WELLINGTON STREET

VENICE STREET

GENEVA

DONALD MCKAY SCHOOL

MCKAY PL.

FRANKFORT

VERICK

2-12026-27 109-111

EVERETT ST., EAST BOSTON

CHURCH OF THE ASSUMPTION

OUR LADY OF THE ASSUMPTION CHURCH

MEMORIAL PARK

SAMUEL ADAMS SCHOOL

COTTAGE

2

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12080
Frank Thomas
2 Waumbeck Street
Roxbury

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect dormer addition to six-apartment structure.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12080, Frank Thomas, 2 Waumbeck Street, Roxbury, to erect dormer addition to six-apartment structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property is located within the Washington Park South Subdistrict; proposal is consistent with IPOD planning objectives. PZAC has voted approval.



Z-12080 2 WAUMBECK STREET, ROXBURY

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12193
Robert Raimondi
7 Abbot Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from nine to twelve apartments.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-12193, Robert Raimondi, 7 Abbot Street, Dorchester, for conditional use and two variances for change of occupancy from nine to twelve apartments in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed basement apartments are excessive and would create an undesirable precedent.



Z-12193

ABBOTT STREET, DORCHESTER

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12256

1230 Soldiers Field Road Realty Trust

1230 Soldiers Field Road

Allston

Site:

District(s): Manufacturing (M-1)

Purpose: Change occupancy from office and warehouse to office and manufacturing; erect two-story addition.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12256, 1230 Soldiers Field Road Realty Trust, 1230 Soldiers Field Road, Allston, for change of occupancy from office and warehouse to office and manufacturing and erect two-story addition in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Conversion reflects current use of the property. Proposed parking will sufficiently serve increased need. PZAC has approved petition; no community opposition has been received.



Z-12256 1230 SOLDIERS FIELD ROAD, ALLSTON IPOD

Board of Appeal Referrals

2/16/89

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Hearing: 2/21/89 Z-12350
Stefin Busse
313-315 Bennington Street
East Boston

Site: 2½-Story structure

District(s): General business (B-1)

Purpose: Change occupancy from one-family dwelling and offices to office building.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12350, Stefin Busse, 313-315 Bennington Street, East Boston, for change of occupancy from one-family dwelling and offices to office building in a general business (B-1) district, the Boston Redevelopment Authority recommends approval. Proposal is consistent with goals and objectives of the IPOD and those of the Day Square Subdistrict. Proposal serves to strengthen the local business character of the square. PZAC voted approval.



Z-12350 313-315 BENNINGTON STREET, EAST BOSTON

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12353-12355
T.B.F. Realty
Michael Daly
293-301 West Third Street
South Boston

Site: Three-story structures

District(s): Apartment (H-1-50)

Purpose: Change occupancy from three to four families in each of three structures.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12353-12355, T.B.F. Realty, Michael Daly, 293-301 West Third Street, South Boston, for three forbidden uses and nine variances for change of occupancy from three to four families in each of three structures in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Petitioner seeks to add one basement apartment to each of three three-family dwellings. An increase of three apartments to the existing nine units would grossly impact the density of the area while further exacerbating the existing traffic and parking problems at this corner site as no off-street parking is provided. Also, plans show one window in one unit only. The site is located in an area of South Boston that is experiencing rapid growth of new and converted housing stock. The creation of three additional units at this site would prove detrimental to the renewed interest in this older neighborhood.



2255-55 293-301 West Third St, South Boston

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12394
Andrew Kaye
19 Whitman Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-12394, Andrew Kaye, 19 Whitman Street, Dorchester, for forbidden use and variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. The existing homes along the street are predominantly one- and two-family constructed around the same time on similar sized lots. Allowing the increase in occupancy would create a precedent and impact the surrounding residential properties. There are a number of vacant lots scattered in the neighborhood which are suitable for the construction of new housing. To increase the density in existing homes without addressing land use concerns does not benefit the neighborhood nor the surrounding area.



2-12394 19 WHITMAN STREET, DORCHESTER

Board of Appeal Referrals

2/16/89

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Hearing: 2/28/89

Z-12395
Joseph G. Abromovitz
38 Louder's Lane
Jamaica Plain

Site: 2½-Story structure

District(s): Single-family (S-3)

Purpose: Erect dormer addition to one-family dwelling.

Violation(s): Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-12395, Joseph G. Abromovitz, 38 Louder's Lane, Jamaica Plain, for two variances to erect dormer addition to one-family dwelling in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. The proposed dormer addition and attic expansion will not adversely affect the density of the neighborhood and will allow the appellant and his family to remain in the area. Design review will ensure that alterations are in character with the existing building and neighborhood. No Zoning Committee or community opposition.



Z-12395 38 LOUDERS LANE, JAMAICA PLAIN

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12396
John White
428 Medford Street
Charlestown

Site: Gas service station

District(s): Apartment (H-1)

Purpose: Erect one-story addition to gas station structure.

Violation(s): At variance with previous Board of Appeal decision.
Extension of nonconforming use.

VOTED: In reference to petition Z-12396, John White, 428 Medford Street, Charlestown, for extension of nonconforming use and variance to erect one-story addition to gas station structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition to be used for an automatic carwash facility. However, the legal occupancy of the site indicates gas service station. Appellant should amend initial petition at Inspectional Services Department to include carwash occupancy.



2-12396 428 MEDFORD STREET, CHARLESTOWN

MYSTIC

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12397
Fraternity's Corporation
1379-1385 Blue Hill Avenue
Mattapan

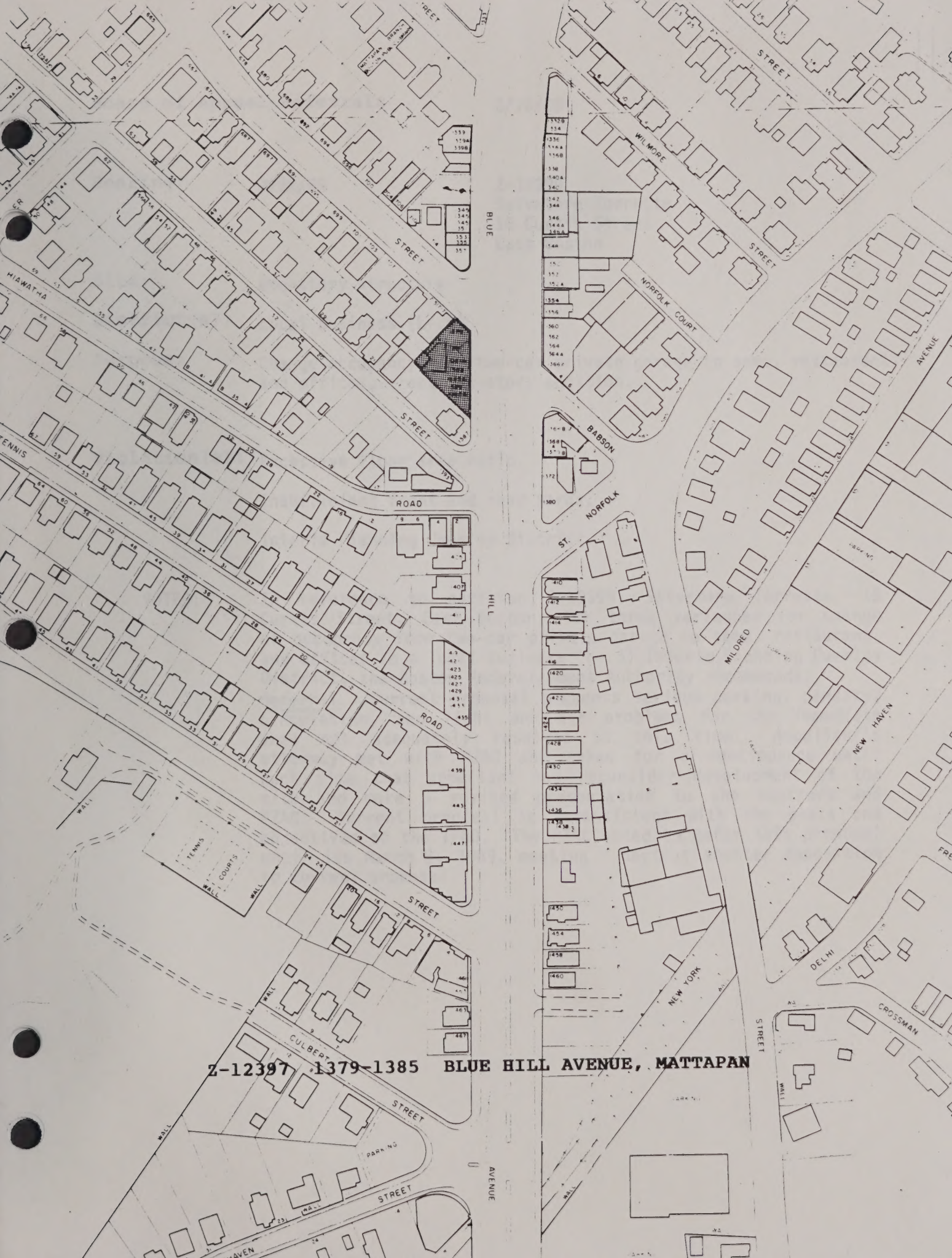
Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from auto repair shop, sales, and rental to autobody garage, repair shop, outdoor sale of used cars, and car rental agency.

Violation(s): Outdoor sale of used cars and car rental agency are forbidden uses.

VOTED: In reference to petition Z-12397, Fraternity's Corporation, 1379-1385 Blue Hill Avenue, Mattapan, for two forbidden uses for change of occupancy from auto repair shop, sales, and rental to autobody garage, repair shop, and outdoor sale of used cars and car rental agency in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Signs on premises appeal to indicate sale of used cars existing. Site abuts residential properties on both sides. Use is contrary to planning objectives for Mattapan community.



Z-12397 1379-1385 BLUE HILL AVENUE, MATTAPAN

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12399
Salvatore Torrette
1B Curtis Street
East Boston

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two-car private garage to same, restaurant, and offices; erect two-story addition.

Violation(s): Excessive floor area ratio.

Insufficient front and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12399, Salvatore Torrette, 1B Curtis Street, East Boston, for three variances for change of occupancy from two-car private garage to same, restaurant, and offices in a local business (L-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Current proposal presents serious parking, density, circulation, and light and air problems for the immediate area not adequately resolved at this time. Appellant's attorney met with PZAC and asked for a continuance until such time that appellant can reconsider development of the site and make a revised presentation to the abutters and PZAC. Current proposal is inconsistent with the goals and objectives of the IPOD. The PZAC voted to defer this proposal until its March 8, 1989, meeting. Serious abutter opposition to current proposal.



RIVER

BULKHEAD

LINE

BOSTON & MAIN
RAILROAD

ADDISON

WORDSWORTH

BYRON

MOORE

BISHOP CHEVERUS SCHOOL

CHAUCER

ST MARY'S SCHOOL

ST MARY'S CHURCH

RECTORY

ST MARY'S CONVENT

BENNINGTON

Z-12399 1B CURTIS STREET, EAST BOSTON

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12401
Peter Teixeira
517 Dudley Street
Roxbury

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to two-family dwelling and office.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12401, Peter Teixeira, 517 Dudley Street, Roxbury, for change of occupancy from two-family dwelling and store to two-family dwelling and office in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The property lies along a Boulevard Planning District. The proposed office use which will replace a long vacant storefront is an appropriate use and compatible with the goals and objectives of the Roxbury IPOD. Appellant has reviewed the project with the community and they have voted to support the change of occupancy.



3-12401 517 DUDLEY STREET, ROXBURY

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12402-12403
Donald M. Grant
239A & B Beech Street
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area and rear yard.

VOTED:

In reference to petitions Z-12402-12403, Donald M. Grant, 239A & B Beech Street, Roslindale, for forbidden use and three variances to subdivide and erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Proposal contrary to predominantly single-family residential nature of area. Unwanted precedent. Neighbors have indicated strong opposition. One-family dwelling would be appropriate and compatible with existing low-density properties.



Z-12402-12403 239 A-B BEECH STREET, ROSLINDALE

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12404
Pompeo Leone
25 Goodenough Street
Brighton

Site: 15,543 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Use premises for parking of cars, tow trucks, and office trailer.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12404, Pompeo Leone, 25 Goodenough Street, Brighton, for use of premises for parking of cars, tow trucks, and office trailer in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. Proposed conversion to permit operation of a tow lot on this site would have a detrimental affect on the adjacent and surrounding residential areas, especially with regard to traffic, noise, and safety. Although PZAC has twice deferred a decision on this matter, the community has expressed its strong opposition through correspondence, phone conversations, and a meeting held with the property owner who should consider a use that better reflects the general goals of the IPOD for this special study area.



2-12400 25 GOOD ENOUGH STREET, BRIGHTON

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12405
Arnold L. Mende
498-506 Commercial Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from storage to eight apartments; erect one-story addition.

Violation(s): Restricted roof structure district.

Insufficient open space, rear yard, and setback of parapet.

VOTED:

In reference to petition Z-12405, Arnold L. Mende, 498-506 Commercial Street, Boston, for conditional use and three variances for change of occupancy from storage to eight apartments and erect one-story addition in an apartment (H-3-55) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval of change of occupancy to eight apartments and denial of one-story addition. Residential use and density are compatible with surrounding neighborhood. Nonconforming storage use will be eliminated. Off-street parking provisions for 16 cars. Structure (Gandolfo Building) is situated at the corner of Jackson Avenue (private way) adjacent to Copps Hill Terrace, across Commercial Street from Pupulo Playground. Building is approximately 51 feet high from Commercial Street sidewalk although the grade rises about 20 feet at the rear. Proposed one-story addition to the top of the existing four-story building would block views of the Harbor from 5 Jackson Avenue and cast additional shadows on Copps Hill Terrace and Pupulo Playground. Many abutters and North End/Waterfront Neighborhood Council are opposed to the addition.



NORTH END
PLAYGROUND

552H-1

PVT JOHN
DEFILIPPO
PLAYGROUND

2-12405 498-506 Commercial St. Boston

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12406
Fay Photo Service
45 Electric Avenue
Brighton

Site: One-story structure

District(s): Manufacturing (M-1)

Purpose: Change occupancy from warehouse to photographic studio and storage.

Violation(s): Insufficient off-street parking.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12406, Fay Photo Service, 45 Electric Avenue, Brighton, for variance for change of occupancy from warehouse to photographic studio and storage in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans with particular respect to landscaped buffering between parking and street be submitted to the Authority for design review approval. Conversion to photographic studio represents an improvement to the Electric Avenue/Goodenough Street area. Sixteen parking spaces will be provided. PZAC approves.

APPROXIMATE

PIERHEAD

8

BULKHEAD

LINE

FOUNDATION

SOLDIERS FIELD

PARKING

PARKING

WALL

NORTH BEACON

LEO M. BIRMINGHAM

STREET

WALL

WALL

WALL

BOSTON

WALL

8

ALBANY

BRANCH

RD.

WALL

ROAD

ELECTRIC

ROAD

CONVERSE

ST.

(PROPOSED STREET)

AVENUE

PARKING

ENOUGH

STREET

PARKING

FALKLAND

CRESTHILL

CRESTHILL

WALL

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NILES

STREET

GOOD

BARKER

STREET

ENOUGH

2-12406

45 ELECTRIC AVENUE

BRIGHTON

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12407
Steven P. Hynds
16 Raymond Street
Allston

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-12407, Steven P. Hynds, 16 Raymond Street, Allston, for two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that basement apartment comply with ISD guidelines; that the variances extend to appellant only and expire upon sale, lease, rental, or other disposition of property; that plans be submitted to the Authority for design review approval.



INSITU
CONTEMPORARY

PARKING

WILLIAM

PL

PARKING

PARKING

PARKING

WBZ
RADIO TOWER

STREET

MC. DONALD

AVENUE

SPEEDWAY
AVENUE

PARKING

KALLAHAN
PLACE

WALL

PARKING

WALL

SPURR

PARKING

SQUARE

STREET

WESTFORD
STREET

RAYMOND

WESTFORD

STREET

RIVERDALE

HOLMES
STREET

MEAD
STREET

WEITZ

Z-12407 16 RAYMOND STREET, ALLSTON

EVERETT

BRENTWOOD

THOMAS
GARDNER

PRESCOTT
PLACE

WILKIN

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12409
Richard A. Conti
9 Glenwood Avenue
Hyde Park

Site: 6,720 Square feet of land

District(s): Manufacturing (M-1)

Purpose: Erect three-car accessory garage.

Violation(s): Excessive fuse of rear yard.

VOTED: In reference to petition Z-12409, Richard A. Conti, 9 Glenwood Avenue, Hyde Park, for variance to erect accessory three-car garage in a manufacturing (M-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposal has generated concerns with respect to size, height, and location. Authority could support a 20' x 24' garage with reduced height and new location.



Z-12409 9 GLENWOOD AVENUE, HYDE PARK

Board of Appeal Referrals

2/16/89

19

Hearing: 2/28/89 Z-12411
Otis B. Cash
102 Tonawanda Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient lot area.

VOTED: In reference to petition Z-12411, Otis B. Cash, 102 Tonawanda Street, Dorchester, for conditional use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing conditions for many years.

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12413
East Boston Social Centers, Inc.
41-49 Vallar Road
East Boston

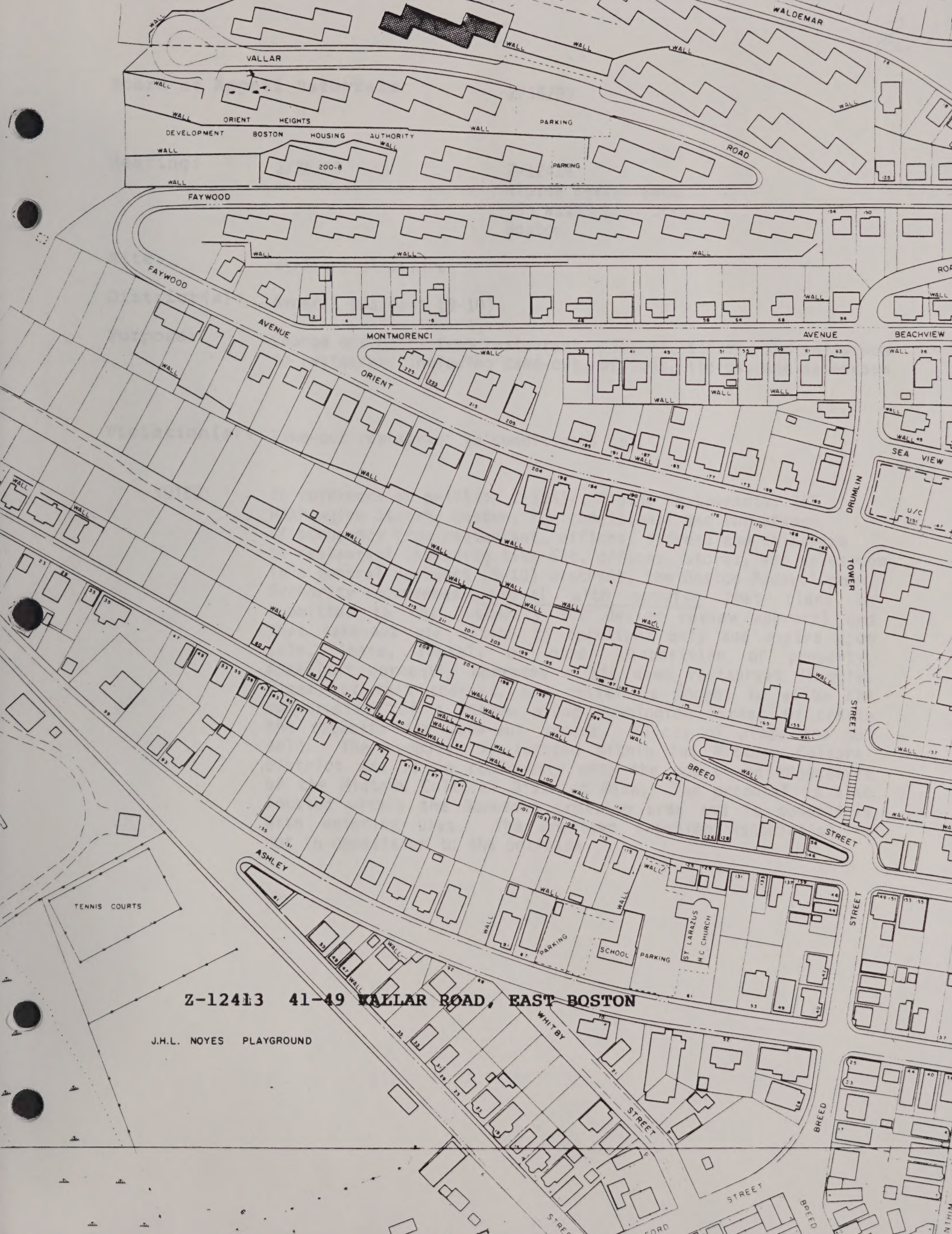
Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from 24 apartments and day care center for 25 children to 23 apartments and day care center for 50 children.

Violation(s): Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12413, East Boston Social Centers, Inc., 41-49 Vallar Road, East Boston, for variance for change of occupancy from 24 apartments and day care center for 25 children to 23 apartments and day care center for 50 children in a residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. No exterior work or expansion to be done. Parking is available along the road as well as in a small parking area immediately adjacent to the property in question. Automobile drop off and pick up of children, when necessary, is available and easily facilitated by the current parking configuration in relation to the front door of the building. Proposal will not displace residents - the unit is currently vacant and there are numerous vacant units in the remaining project buildings. The PZAC voted to approve this proposal.



Z-12413 41-49 VALLAR ROAD, EAST BOSTON

J.H.L. NOYES PLAYGROUND

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12414
Alpine Restaurants
365 Washington Street
Boston

Site: 3½-Story structure

District(s): General business (B-10)

Purpose: Change occupancy from restaurant, offices, stores, and salesroom to restaurant including take-out, offices, stores, and salesroom.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12414, Alpine Restaurants, 365 Washington Street, Boston, for conditional use for change of occupancy from restaurant, offices, stores, and salesroom to restaurant including take-out, offices, stores, and salesroom in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval and that take-out use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Appellant currently operates a sit down restaurant (Ruggles Pizza) at this address, and relief is sought to allow the construction of a window along Washington Street to create the capacity for take-out orders. Slices of pizza are not sold. The proposal is located within the Midtown Cultural District and is in conformity with the goals and objectives of the Midtown Cultural District Plan. The proposal is also located within the Downtown Crossing area and is compatible with existing uses. The Downtown Crossing Association is not in opposition to the petition.



Z-12414 365 WASHINGTON STREET BOSTON

Board of Appeal Referrals

2/16/89

22

Hearing: 2/28/89 Z-12417
Howard E., Gary E. & Jerold M. Goldberg
584 Columbus Avenue
Roxbury

Site: Gas service station

District(s): General business (B-2)

Purpose: Erect self-service gas station.

Violation(s): Gas service station is conditional use.

Insufficient rear yard.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12417, Howard E., Gary E. & Jerold M. Goldberg, 584 Columbus Avenue, Roxbury, for conditional use and variance to erect self-service gas station in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Proposal would replace an existing gas station. Property is located in a Boulevard Planning District within the Lower Roxbury Subdistrict of the Roxbury IPOD. Appellant should meet with the Authority and Neighborhood Council to determine compliance with goals and objectives of the IPOD.



Z-12417 584 COLUMBUS AVENUE, BOSTON

PLAYGROUND

TANK

Board of Appeal Referrals

2/16/89

Hearing: 3/7/89

Z-12420
Clean Industries, Inc.
170 Border Street
East Boston

Site: One-story structure

District(s): Waterfront (W-2)

Purpose: Change occupancy from machine shop, office, storage of trucks to industrial cleaning, auto repair, office, outdoor parking, and storage of 100 cars.

Violation(s): Outdoor storage of damaged or disabled motor vehicles, auto repair garage, and sale and installation of auto parts within building are conditional uses.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12420, Clean Industries, Inc., 170 Border Street, East Boston, for three conditional uses and variance for change of occupancy from machine shop, office, and storage of trucks to industrial cleaning, auto repair, office, and outdoor parking and storage of 100 cars in a waterfront (W-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Existing uses have been operating illegally for a minimum of two years. These specific automobile related uses are inconsistent with goals and objectives for the Central Square/Maverick Square Waterfront Subdistrict of the IPOD. Appellant's further disclosure that the parking may be used as off-site storage for a rental car agency is a further violation of the IPOD in respect to the prohibition of expansion of airport-related uses into the community. The PZAC voted to reject this proposal.



LEXINGTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

PRINCETON

SARATOGA

BENNINGTON

PORTER

LONDON

SUMNER TUNNEL ENTRANCE
CALLAHAN TUNNEL EXIT

GOVE

PARIS
JACOB
SYNAGOGUE

GEORGE
WHITE
HOUSE

MUNICIPAL GYMNASIUM
AND BATHS

LAYMAN
SCHOOL

STREET

ALSO KNOWN AS WILLIAM C. KELLY SQUARE
CENTRAL
SQUARE

STREET

STREET

STREET

STREET

STREET

LINE

BULKHEAD

APPROX

DOCK

DOCK

DECATUR

BORDER

STREET

LIVERPOOL

LONDON

FILTON
SCHOOL

HAYNE

MAVERICK

Z-12420 170 BORDER STREET, EAST BOSTON

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12433
Choice Development, Inc.
Jean Woolcock
14 Ellington Street
Dorchester

Site: One-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from gas service station to repair shop garage.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-12433, Choice Development, Inc., Jean Woolcock, 14 Ellington Street, Dorchester, for change in nonconforming use for change of occupancy from gas service station to repair shop garage in an apartment (H-2) district, the Boston Redevelopment Authority recommends deferral. Appellant should meet with Authority and neighbors with respect to concerns of the use and its impact on residential properties directly abutting the site.



Z-12433 14 ELLINGTON STREET, DORCHESTER

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89 Z-12434
Reinhard Goethert
2 Gem Avenue
Brighton

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12434, Reinhard Goethert, 2 Gem Avenue, Brighton, for two variances to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Design review will help protect the architectural integrity of the building and neighborhood. Consideration should be given to refacing the existing brick addition with a more appropriate material that conforms to the architectural character of the original house and proposed addition.



Z-12434 2 GEM AVENUE, BRIGHTON

26

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12435
Washington Development Trust
392-396 Cambridge Street
Allston

Site: 22,600 Square feet of land

District(s): General business (B-1)

Purpose: Erect 2½-story retail-office structure.

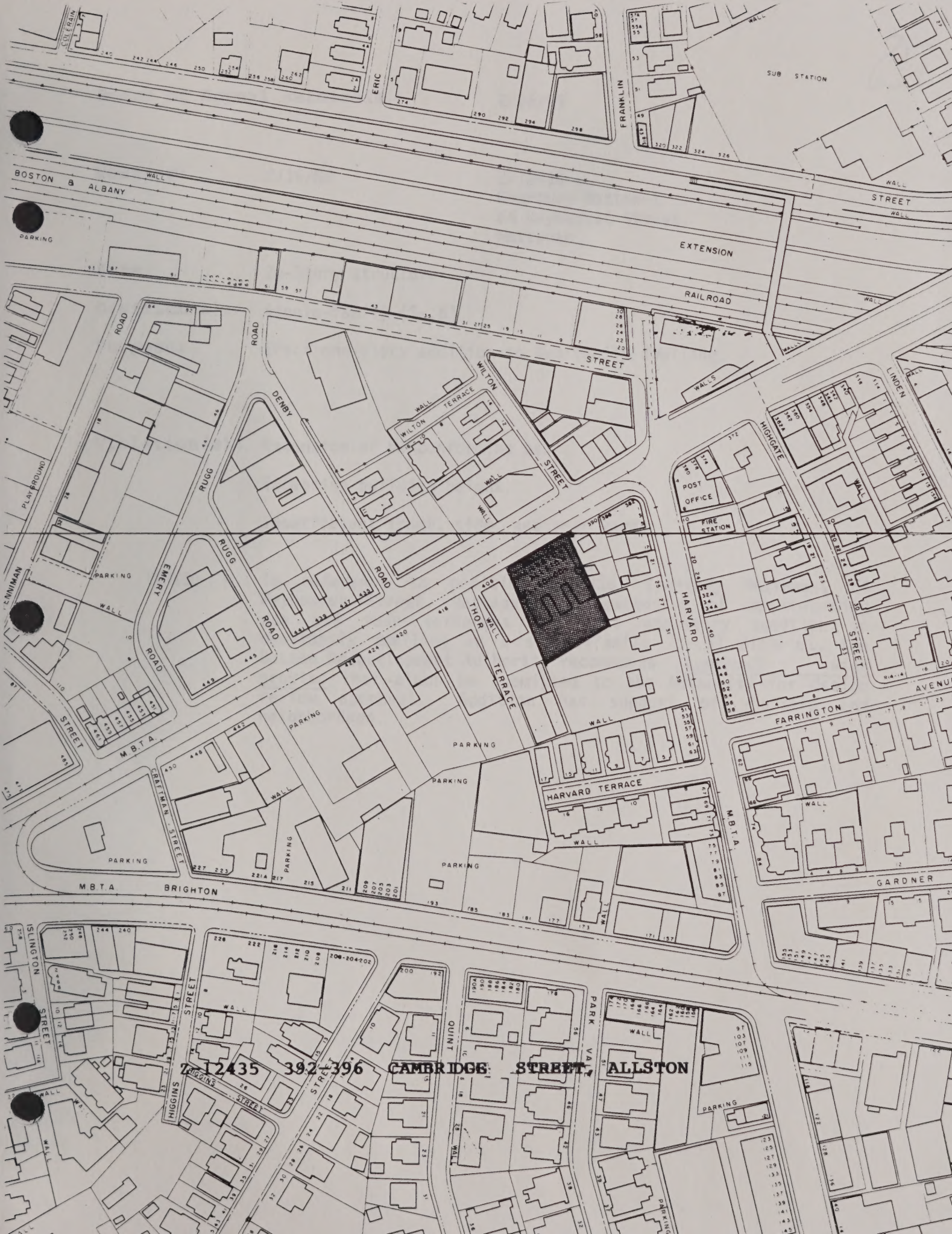
Violation(s): Excessive floor area ratio and building height.

Insufficient off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12435, Washington Development Trust, 392-396 Cambridge Street, Allston, for four variances to erect 2½-story retail-office structure in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The project has undergone substantial community review through the Mayor's Office of Neighborhood Services and the Public Facilities Department's disposition process and has the support of the Allston-Brighton Planning and Zoning Advisory Committee.



212435 392-396 CAMBRIDGE STREET, ALLSTON

Board of Appeal Referrals

2/16/89

27

Hearing: 2/16/89 Z-12436
Courtney Matthews
64 Weybosset Street
Mattapan

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive building height.

Insufficient front, side, and rear yards.

VOTED: In reference to petition Z-12436, Courtney Matthews, 64 Weybosset Street, Mattapan, for extension of nonconforming use and four variances. to erect one-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition has support of abutters and neighborhood.



2-12436

64 WEYBOSSET STREET, MATTAPAN

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89 Z-12437
3050 Washington Street Realty Ltd. Partnership
3050-3058 Washington Street
Roxbury

Site: One-story structure

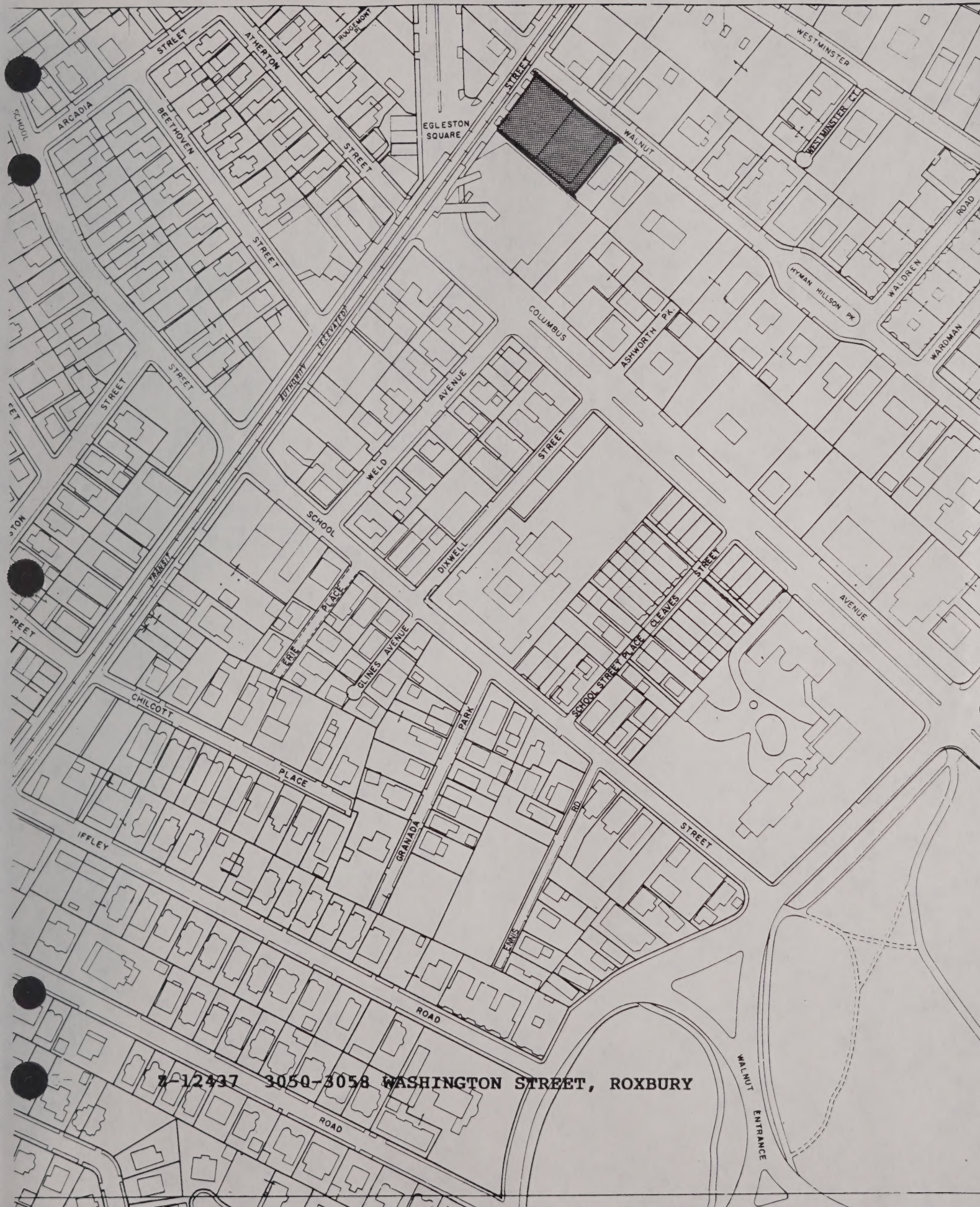
District(s): General business (B-1)

Purpose: Change occupancy from wholesale distribution and storage
of bicycles to manufacture of signs, offices, and storage.

Violation(s): Change in nonconforming use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12437, 3050 Washington Street Realty Ltd. Partnership, 3050-3058 Washington Street, Roxbury, for change in nonconforming use for change of occupancy from wholesale distribution and storage of signs to manufacture of signs, offices, and storage in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. The property is located in the Egleston Square area along a Boulevard Planning District within the Washington Park Subdistrict of the Roxbury Interim Planning Overlay District. Appellant should meet with the Authority and Neighborhood Council to determine the appropriateness of this proposed change with respect to the goals and objectives of the Roxbury IPOD.



2-12437 3050-3058 WASHINGTON STREET, ROXBURY

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12440
Benjamin Gold
212 Maverick Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six apartments to same and janitor's apartment.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12440, Benjamin Gold, 212 Maverick Street, East Boston, for variance for change of occupancy from six apartments to same and janitor's apartment in a an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Basement space (12' x 15') to be used as janitor's quarters is substantially inadequate and is substandard living space.



Z-12440 212 MAVERICK STREET, EAST BOSTON

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12441-12442
Richard A. Guerini
47-49 Edgewater Drive
Mattapan

Site: One-story structure

District(s): Manufacturing (M-2)

Purpose: Use premises for storage of 100 stolen or disabled cars.

Violation(s): Outdoor storage of damaged or disabled cars is forbidden use.

VOTED: In reference to petitions Z-12441-12442, Richard A. Guerini, 47-49 Edgewater Drive, Mattapan, for two forbidden uses to store 100 stolen or disabled cars in a manufacturing (M-2) district, the Boston Redevelopment Authority recommends approval with the following provisos: that the lot be fenced in such a way to prevent pedestrians viewing the area, that the cars be stored uniformly, that mud holes be filled with soil (clay if possible) to eliminate unsightly condition, that a major clean up be effected in and around storage area, and that landscaping be provided around entire lot and such plans be submitted to the Authority for design review approval.



2-12441-12442 47-49 EDGEWATER DRIVE, MATTAPAN

Board of Appeal Referrals

2/16/89

31

Hearing: 2/16/89

Z-12443
Paul E. Linder
702 Massachusetts Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

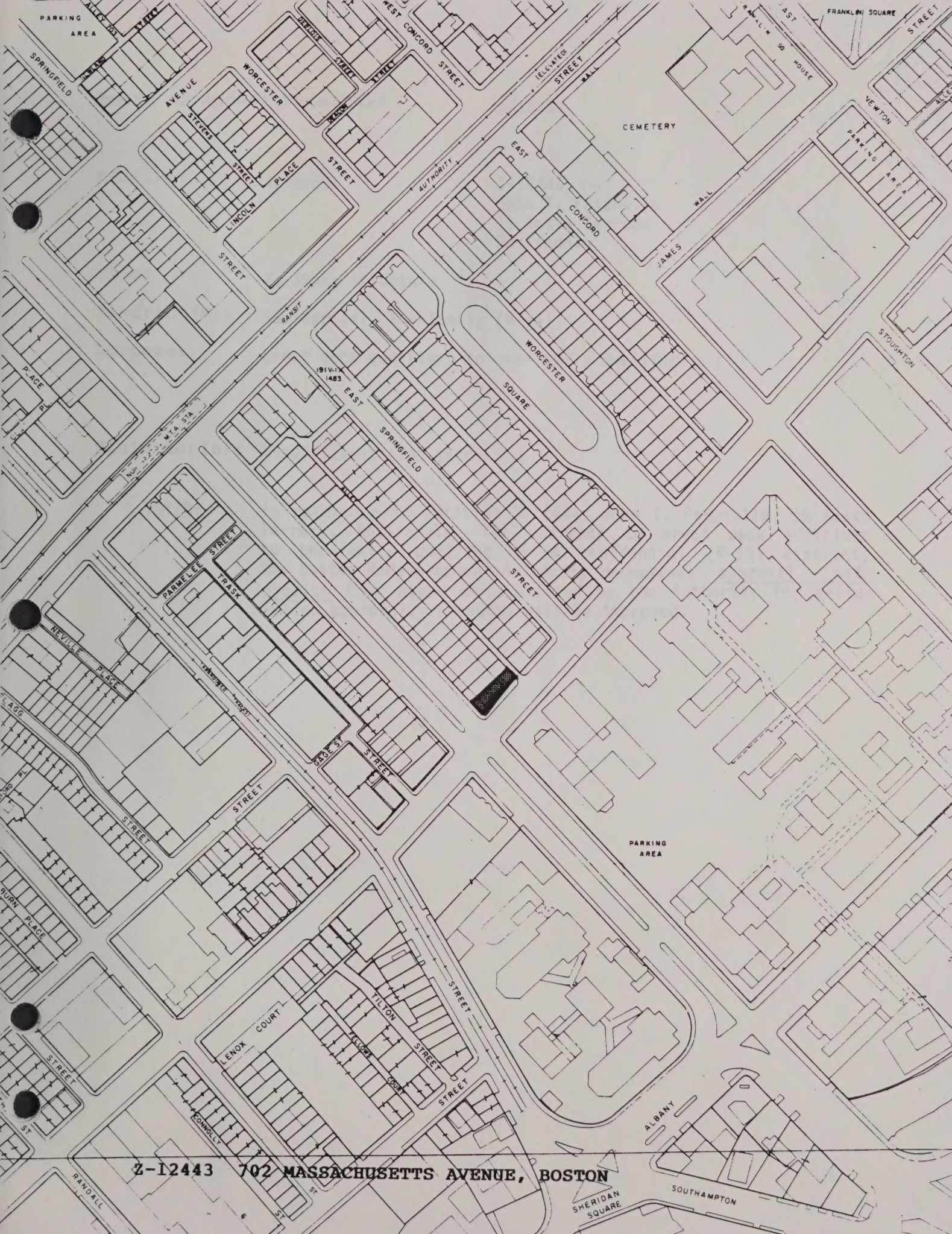
Purpose: Change occupancy from eight to nine apartments.

Violation(s): Density Limitation Overlay District.

Excessive floor area ratio.

Insufficient open space.

VOTED: In reference to petition Z-12443, Paul E. Linder, 702 Massachusetts Avenue, Boston, for forbidden use and two variances for change of occupancy from eight to nine apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Existing units already exceed the limits imposed by the Density Limitation Overlay District. Additional unit would be contrary to the DLOD objectives.



Z-12443 702 MASSACHUSETTS AVENUE, BOSTON

Board of Appeal Referrals

2/16/89

32

Hearing: 2/16/89

Z-12444
John T. Fasanello
19 Basto Terrace
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect deck additions to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12444, John T. Fasanello, 19 Basto Terrace, Roslindale, for variance to erect deck additions to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property will be improved.



Z-12444 19 BASTO TERRACE, ROSLINDALE

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12445
Leo F. Buckley
6 Keenan Road
Brighton

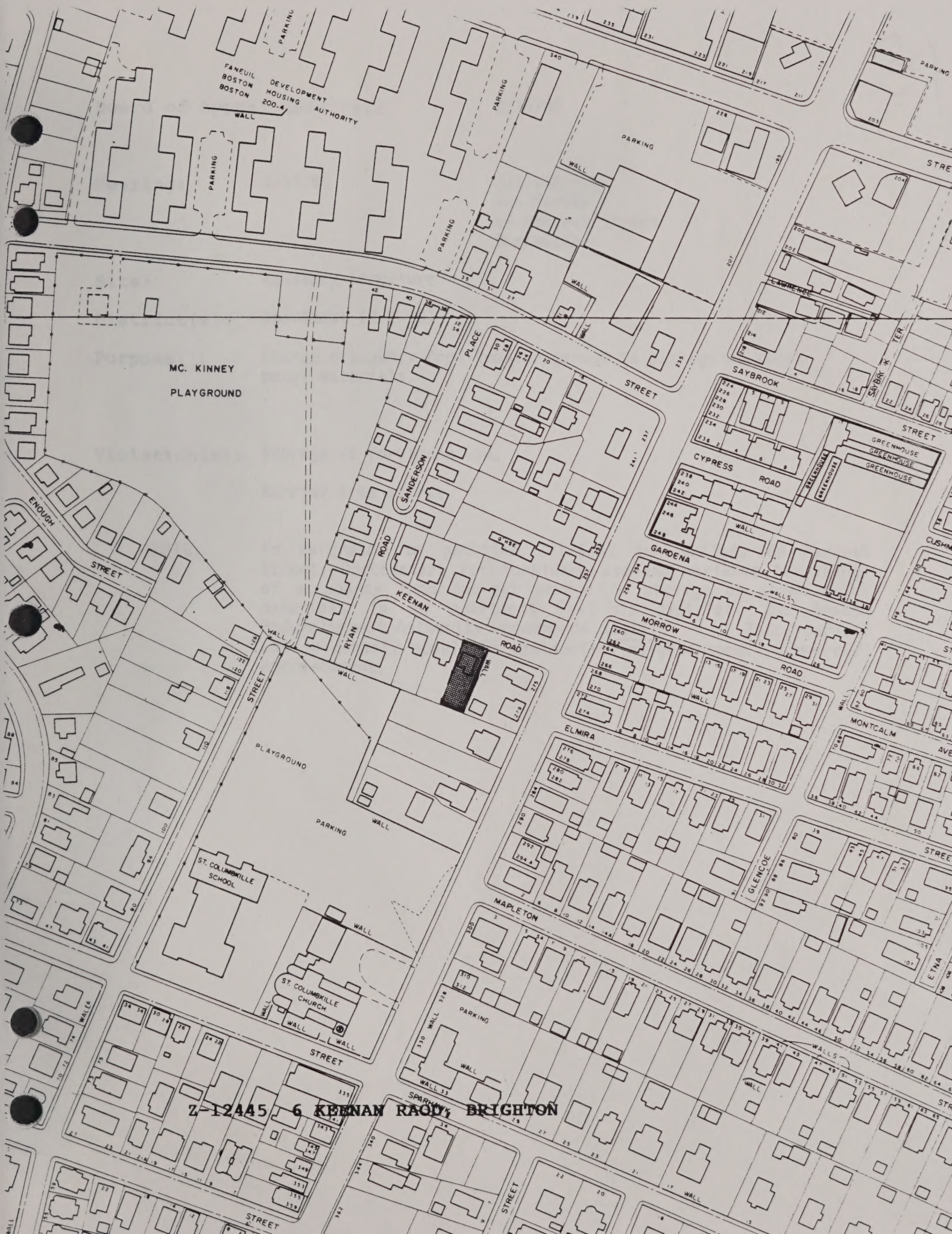
Site: 2½-Story structure

District(s): Residential (R-.5)

Purpose: Erect one-story rear addition to one-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12445, Leo F. Buckley, 6 Keenan Road, Brighton, for variance to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Abutter has no objection.



MC. KINNEY
PLAYGROUND

2-12445 6 KEENAN ROAD, BRIGHTON

Board of Appeal Referrals

2/16/89

34

Hearing: 2/16/89

Z-12446
Ann Mullen
69 Harvest Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two-car garage to storage of sheet metal materials.

Violation(s): Storage is forbidden use.

Barrier free access.

VOTED: In reference to petition Z-12446, Ann Mullen, 69 Harvest Street, Dorchester, for forbidden use and variance for change of occupancy from two-car garage to storage of sheet metal materials in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Inappropriate use in densely populated residential neighborhood. Commercial encroachment.



Z-12446 69 HARVEST STREET, DORCHESTER

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12449
Michael Antonaros
2-4 Doncaster Street
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Enclose porch of two-family dwelling.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12449, Michael Antonaros, 2-4 Doncaster Street, Roslindale, for variance to enclose porch on two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Technical violation. Enclosure of front porch.



2-12449 2-4 DONCASTER STREET, ROSLINDALE

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12450
Thomas J. Gill
23 Goodway Road
Roslindale

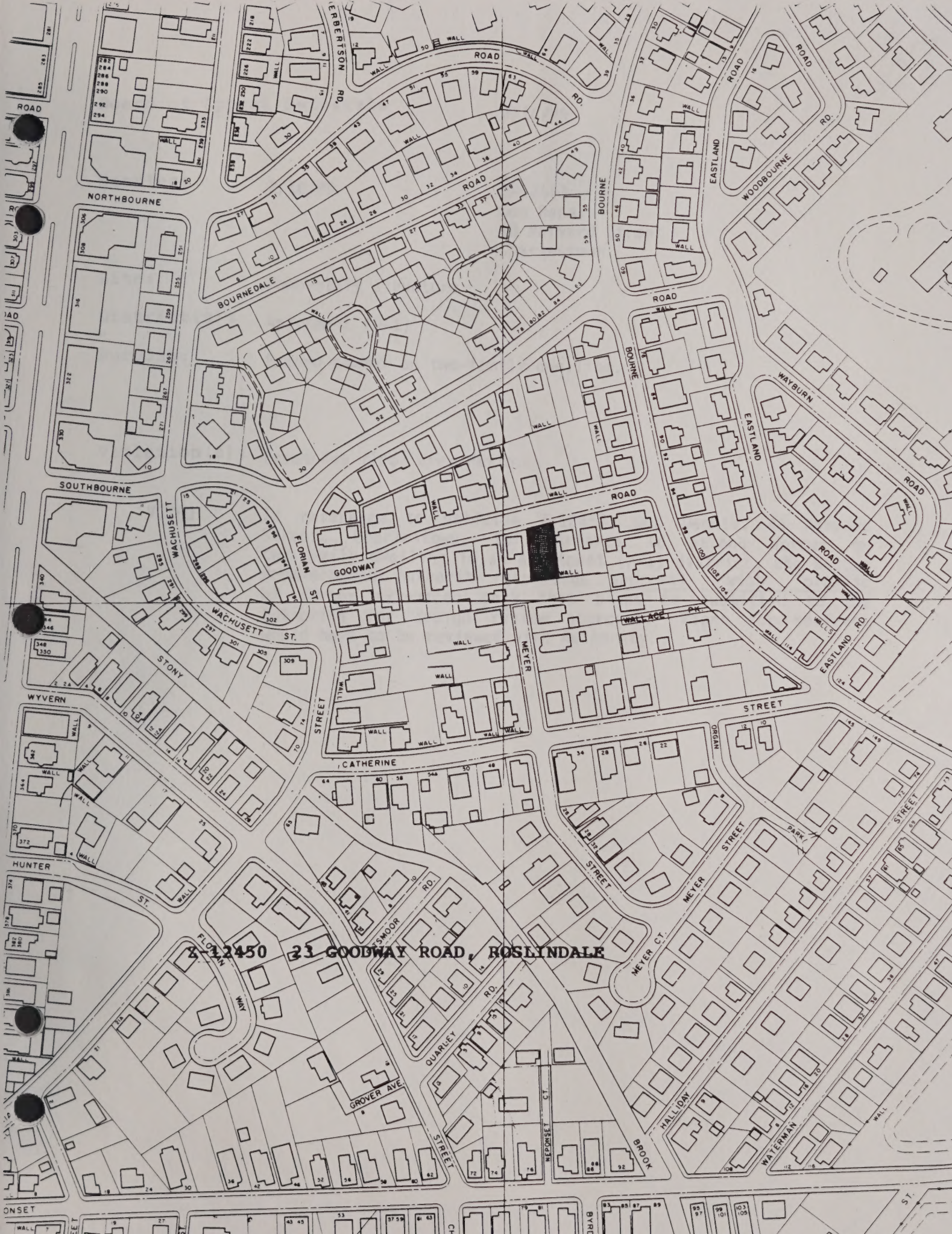
Site: 1½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose porch of one-family dwelling.

Violation(s): Insufficient side and rear yards.

VOTED: In reference to petition Z-12450, Thomas J. Gill, 23 Goodway Road, Roslindale, for two variances to enclose porch of one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Violations are technical. No opposition.



2-12450 23 GOODWAY ROAD, ROSLINDALE

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12453
Don Dennis
48 Harvard Street
Charlestown

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Extend dormer on two-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12453, Don Dennis, 48 Harvard Street, Charlestown, for variance to extend dormer on two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso of dormer extension only that plans be submitted to the Authority for design review approval. Plans for roofdeck would have to be reviewed with Authority.



2-12453

48 HARVARD STREET, CHARLESTOWN

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12454
Anthony Eadie
24 Tampa Street
Hyde Park

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Erect two-car accessory garage.

Violation(s): Accessory garage extending into side yard.

VOTED: In reference to petition Z-12454, Anthony Eadie, 24 Tampa Street, Hyde Park, for variance to erect accessory garage in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Deteriorated shed will be replaced by garage. Cars would no longer be parked on narrow street.



2-12454 24 Tamda St. Hyde Park

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12455
Showa Women's Institute
420 Pond Street
Jamaica Plain

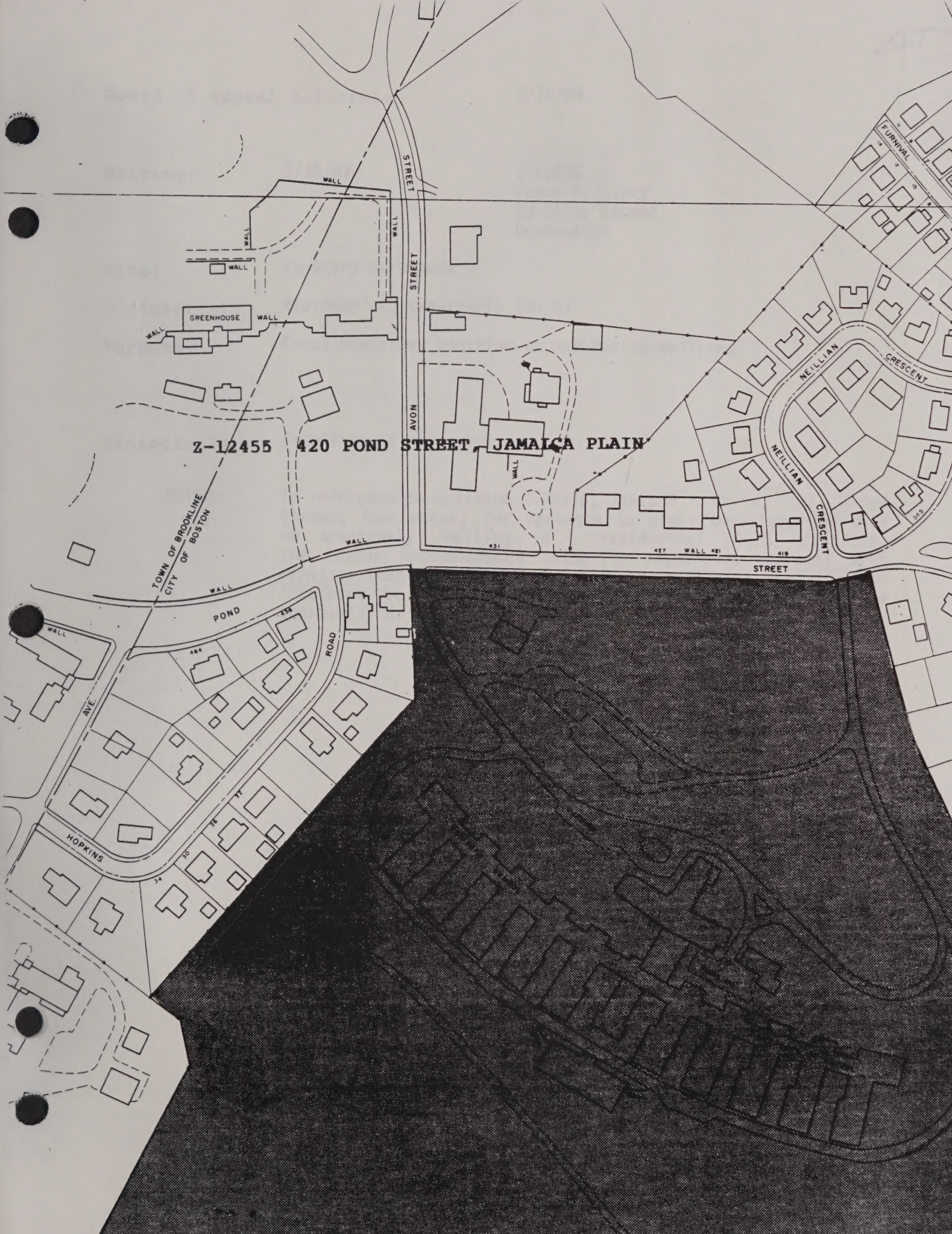
Site: School complex

District(s): Single-family (S-.3)

Purpose: Erect guard booth.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12455, Showa Women's Institute, 420 Pond Street, for extension of nonconforming use to erect guard booth in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans be submitted to the Authority for design review approval; that petitioner prepare a Master Plan subject to PZAC review.



Z-12455

420 POND STREET

JAMAICA PLAIN

TOWN OF BROOKLINE
CITY OF BOSTON

POND

ROAD

HOPKINS

AVE

STREET

STREET

AVON

NEILLIAN

CRESCENT

STREET

Board of Appeal Referrals

2/16/89

40

Hearing: 2/16/89

Z-12456
James P. Barry
33 Glide Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12456, James P. Barry, 33 Glide Street, Dorchester, for variance to erect one-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to exterior treatment be submitted to the Authority for design review approval. No apparent opposition.



Z-12456 3 GLIDE STREET, DORCHESTER

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12457

Roxbury Council Knights of Columbus
Building Association
1455-1461 Tremont Street
Roxbury

Site: One-story structure

District(s): Local business (L-1)

Purpose: Increase office space.

Violation(s): Insufficient off-street parking.

VOTED: In reference to petition Z-12457, Roxbury Council Knights of Columbus Building Association, 1455-1461 Tremont Street, Roxbury, for variance to increase office space in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Increased office space will be occupied by current tenant ABCD, an antipoverty agency. Majority of visitors arrive on foot or by MBTA.



BOSTON HOUSING AUTHORITY
MISSION HILL DEVELOPMENT
MARB. 2-3

2-12457 1455-1461 TREMONT STREET, ROXBURY

Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12458
OPC Consultants, Inc.
7-9A Dalrymple Street
Jamaica Plain

Site: 7,600 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family row dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12458, OPC Consultants, Inc., 7-9A Dalrymple Street, Jamaica Plain, for variance to erect three-family row dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral until appellant has opportunity to meet with community or its zoning committee to discuss design issues and other concerns.



Board of Appeal Referrals

2/16/89

Hearing: 2/16/89

Z-12459
Jeannette Meyer
751 Bennington Street
East Boston

Site: 2½-Story structure

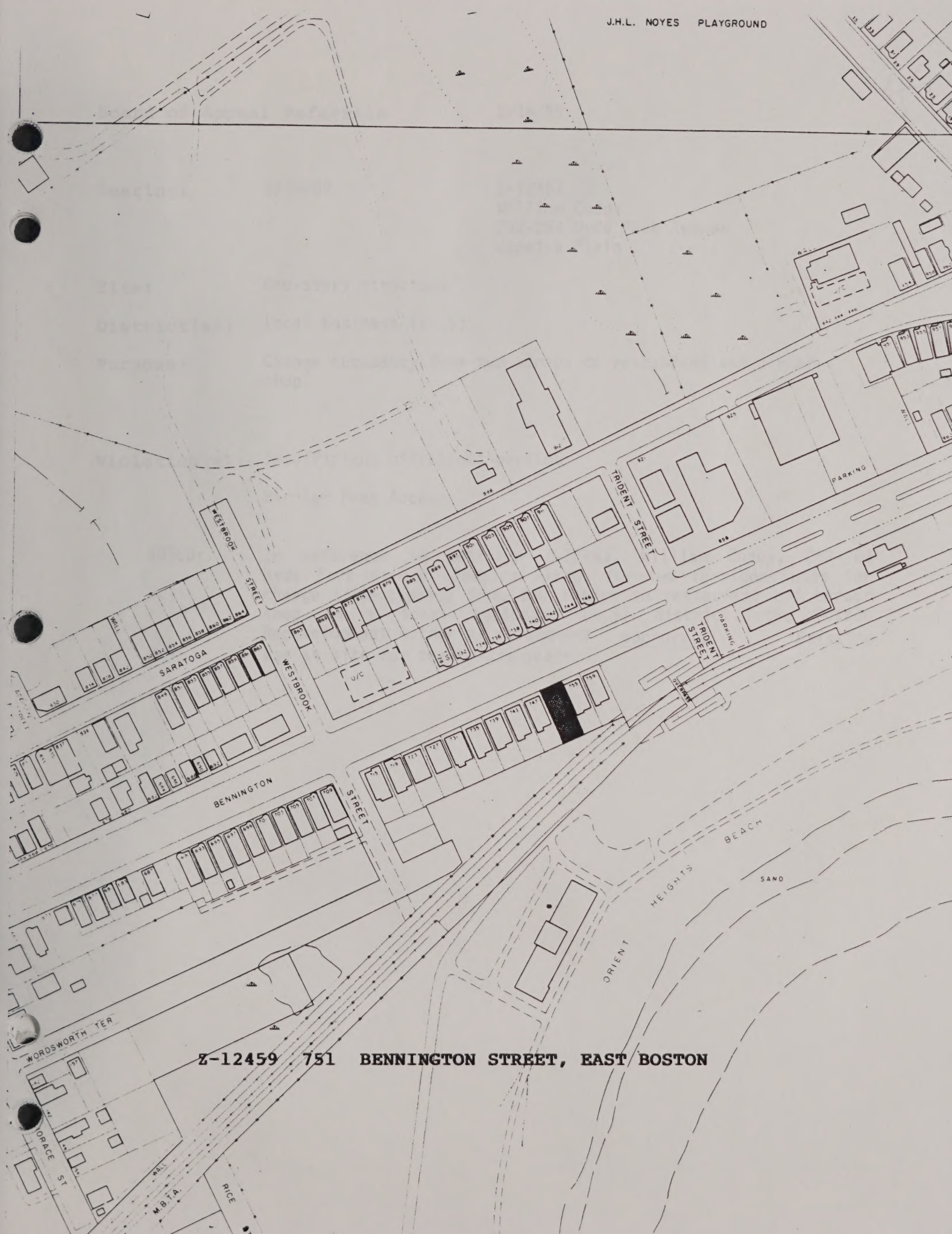
District(s): Residential, two-family (R-.5)

Purpose: Enlarge existing dormer of two-family dwelling.

Violation(s): Excessive floor area ratio and building height.

Insufficient side yard.

VOTED: In reference to petition Z-12459, Jeannette Meyer, 751 Bennington Street, East Boston, for three variances to enlarge existing dormer on two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Proposal architecturally enhances existing structure. Abutters have voiced their support.



Z-12459 751 BENNINGTON STREET, EAST BOSTON

Board of Appeal Referrals

2/16/89

44

Hearing: 2/16/89

Z-12461
William Cuddy
262-264 Hyde Park Avenue
Jamaica Plain

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from two stores to restaurant and barber shop.

Violation(s): Insufficient off-street parking.

Barrier Free Access.

VOTED: In reference to petition Z-12461, William Cuddy, 262-264 Hyde Park Avenue, Jamaica Plain, for two forbidden uses for change of occupancy from two stores to restaurant and barber shop in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Existing use at site for twenty-six years.



Z-12461 262-264 HYDE PARK AVENUE, JAMAICA PLAIN

Board of Appeal Referrals

2/16/89

45

Hearing: 2/16/89

Z-12462
James E. Wall
32 Robken Road
Roslindale

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12462, James E. Wall, 32 Robken Road, Roslindale, for two variances to erect shed dormer addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed space for expanding family. No apparent impact.



2-12462 32 ROBKEN ROAD, ROSLINDALE

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12463
John Mills
125 Pembroke Street
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Erect two-car garage addition to three-family dwelling.

Violation(s): Distance between buildings.

Accessory buildings.

VOTED: In reference to petition Z-12463, John Mills, 125 Pembroke Street, Boston, for two variances to erect two-car garage addition to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposed garage will eliminate more than 80 percent of open space in rear yard. Further, the height of garage and its fence will be approximately twenty feet above ground level and affect sunlight and air circulation. Pilot Block Neighborhood Association is opposed.



Z-12463 125 PEMBROKE STREET, BOSTON

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12464
Michael C. Kelly
102A-102 West Third Street
South Boston

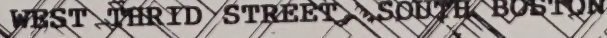
Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect sundeck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

In reference to petition Z-12464, Michael C. Kelly, 102A-102 West Third Street, South Boston, for variance to erect sundeck addition to two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition with no apparent impact on abutting properties.



Board of Appeal Referrals

2/16/89

Hearing: 2/21/89 Z-12467-12468
Francis A. Fasoli
77-79 & 87-89 Clifton Street
Roxbury

Site: 5,675- and 4,010-Square-foot lots

District(s): Apartment (H-1)

Purpose: Erect two-family and one-family dwellings.

Violation(s): Insufficient lot area, frontage, and front yard.

VOTED: In reference to petitions Z-12467-12468, Francis A. Fasoli, 77-79 & 87-89 Clifton Street, Roxbury, for four variances to erect two-family and one-family dwellings in an apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The proposed dwellings are located in the Shirley-Eustis Subdistrict of the Roxbury Interim Planning Overlay District. The construction of new housing on these properties is an appropriate use, however the appellant should meet with the Authority and the community to review plans and ensure that the development meets the goals and objectives of the IPOD and the planning efforts of the Dudley Street Neighborhood Initiative.



2-12467-12468 77-79 & 87089 CLIFTON STREET, ROXBURY

Board of Appeal Referrals

2/16/89

49

Hearing: 2/21/89

Z-12469

Ron MacGillivray & Jim Rourke
36 & 38 Port Norfolk Street
Dorchester

Site: 3,500 Square feet of land

District(s): Residential, two-family (R-.5(N))

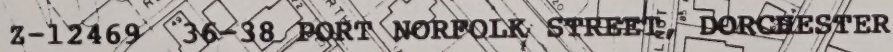
Purpose: Erect two-family dwelling.

Violation(s): Insufficient lot area, front, and side yards.

Excessive floor area ratio.

VOTED:

In reference to petition Z-12469, Ron MacGillivray & Jim Rourke, 36 & 38 Port Norfolk Street, Dorchester, for five variances to erect two-family dwelling in a residential (R-.5(N)) district, the Boston Redevelopment Authority recommends denial without prejudice. The proposed two-story building is to be located on a 3,500-square-foot lot which is significantly smaller than the surrounding lots along Port Norfolk Street. A land use and rezoning study for the Port Norfolk neighborhood has been completed in the last year adopting new zoning regulations for this area. The proposed two-family dwelling does not address the land use objectives and would set a negative precedent for the planning efforts undertaken by the City and neighborhood residents over the last three years.



Board of Appeal Referrals

2/16/89

50

Hearing: 2/21/89 Z-12470
Robert G. & Kathy White
5 Cypress Terrace
West Roxbury

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect shed dormer addition to one-family dwelling.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12470, Robert G. & Kathy White, 5 Cypress Terrace, West Roxbury, for two variances to erect shed dormer addition to one-family dwelling in a residential(R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. No apparent impact.



2-12470 5 CYPRESS TERRACE, WEST ROXBURY

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12471

Irene Stempkowski
631 Dorchester Avenue
South Boston

Site: Three-story structure

District(s): General business (B-2)

Purpose: Erect rear deck addition.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12471, Irene Stempkowski, 631 Dorchester Avenue, South Boston, to erect rear deck addition to three-family dwelling in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Existing condition with no apparent impact on abutting properties.



2-12471-63 DORCHESTER AVENUE, SOUTH BOSTON

Board of Appeal Referrals

2/16/89

52

Hearing: 2/21/89

Z-12472
Denise Barry
31 South Russell Street
Boston

Site: Four-story structure

District(s): Apartment (H-2-65)

Purpose: Change occupancy from two- to four-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient open space.

VOTED: In reference to petition Z-12472, Denise Barry, 31 South Russell Street, Boston, for forbidden use and variance for change of occupancy from two- to four-family dwelling in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval. Proposal will legalize condition existing for many years.



Z-12472 31 SOUTH RUSSELL STREET, BOSTON

Board of Appeal Referrals

2/16/89

53

Hearing: 2/21/89 Z-12473
John J. & James V. Schiavone
67 Walworth Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Dwelling converted for more families is forbidden use.

Insufficient lot area, width, frontage, open space, and off-street parking.

Excessive floor area ratio.

VOTED:

In reference to petition Z-12473, John J. & James V. Schiavone, 67 Walworth Street, Roslindale, for two forbidden uses and six variances to legalize occupancy as three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Additional unit in basement would create an unwanted precedent and would adversely affect this predominantly one- and two-family neighborhood.



2-12473 67 WALWORTH STREET, ROSLINDALE

Board of Appeal Referrals

2/16/89

54

Hearing: 2/28/89

Z-12475
Aris Metallides
51 Saunders Street
Allston

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect enclosed porch addition to two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient front yard.

VOTED: In reference to petition Z-12475, Aris Metallides, 51 Saunders Street, Allston, for two variances to erect front porch addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Design review should ensure that porch exterior is consistent with the building and neighborhood, as well as consider expanding the window area to create a more porch-like facade.



Board of Appeal Referrals

2/16/89

55

Hearing: 2/28/89 Z-12494-12495
Robert C. Capone
87-89 Cottage Street
East Boston

Site: Three-story structures

District(s): Apartment (H-1-40)

Purpose: Legalize occupancies as two three-family dwellings.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petitions Z-12494-12495, Robert C. Capone, 87-89 Cottage Street, East Boston, for two forbidden uses and four variances to legalize occupancies as two three-family dwellings in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval. Existing conditions. Consistent with surrounding land uses.



Z-12494-95 Cottage St, East Boston

Board of Appeal Referrals

2/16/89

56

Hearing: 2/16/89

Z-12497-12498
Smitty D. Bein-Aime
683-685 Morton Street
Mattapan

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect two three-family dwellings.

Violation(s): Insufficient lot area, width, frontage, open space, front,
and side yards.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12497-12498, Smitty D. Bein-Aime, 683-685 Morton Street, Mattapan, for fourteen variances to erect two three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following provisos: that bay front windows and stairwell windows be provided; that exterior decks be provided to mitigate open space deficiency; that unit design reflect that of existing neighborhood units; and that plans be submitted to the Authority for design review approval.



2-12497-12498 683-685 MORTON STREET, MATTAPAN

57

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12507
Gerald M. Dailey
77-83 Hancock Street
Dorchester

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from package store to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12507, Gerald M. Dailey, 77-83 Hancock Street, Dorchester, for conditional use for change of occupancy from package store to same and take-out restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that restaurant closing hour not exceed 10:00 p.m.; that restaurant use extend to appellant only and expire upon sale, lease, rental, or other disposition of property. An ice cream store existed at site for several years. Neighborhood has no opposition.



7-12507-77-83 HANCOCK STREET, DORCHESTER

58

Board of Appeal Referrals

2/16/89

Hearing: 2/21/89

Z-12546
Stavros S. Frantzis
7 Harris Avenue
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy of nursing home to one-family dwelling and offices.

Violation(s): Change in nonconforming use.

Excessive floor area ratio.

VOTED:

In reference to petition Z-12546, Stavros S. Frantzis, 7 Harris Avenue, Jamaica Plain, for change in nonconforming use and variance for change of occupancy from nursing home to one-family dwelling and offices in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property is located on the edge of the Centre Street commercial district and its office uses will not adversely affect neighboring residences. Sufficient parking is provided. The renovation of this building has been an improvement to the area. Sumner Hill Association has approved the conversion. No abutter opposition received.



Z-12545 7 HARRIS AVENUE, JAMAICA PLAIN

59

Board of Appeal Referrals

2/16/89

Hearing: 2/28/89

Z-12554
Anthony Luisi
10-12 Fleet Street
Boston

Site: Four-story structure

District(s): Apartment (H-3-55)

Purpose: Change occupancy from four apartments and store to four apartments and restaurant.

Violation(s): Restaurant is forbidden use.

Barrier free access.

VOTED: In reference to petition Z-12554, Anthony Luisi, 10-12 Fleet Street, Boston, for forbidden use and variance for change of occupancy from four apartments and store to four apartments and restaurant in an apartment (H-3-55) district, the Boston Redevelopment Authority recommends denial. Presently, there are two restaurants on same block and several more in immediate vicinity. Existing parking shortage will be exacerbated by additional restaurant in this very congested area. Several abutters have expressed opposition. North End/Waterfront Neighborhood Council on record against proposed license transfer.



2-12554

10-42

FLEET STREET, BOSTON

AVENUE

Board of Appeal Referrals

2/16/89

Hearing: 3/7/89

Z-12423
Harry Angelo
430 Poplar Street
Roslindale

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Use premises for parking of two trucks and back hoe.

Violation(s): Parking of trucks and back hoe is forbidden use.

VOTED: In reference to petition Z-12423, Harry Angelo, 430 Poplar Street, Roslindale, for forbidden use to premises for parking of two trucks and back hoe in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial. Storage of heavy construction equipment represents an encroachment in this single-family neighborhood, disturbs its residential character and creates a precedent for other unwelcome uses.